

ROBERT S. PAYNE,
ET AL., GRANTORS,

TO

BARRY W. BRIDGFORTH,
ET AL., GRANTEES.

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WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, Marshall M. Payne, being the owner of a one-thirty-fifth (1-35th) undivided interest in the hereinafter-described property, do hereby sell, convey and warrant unto Barry W. Bridgforth, Dudley B. Bridgforth, Jr., Margaret B. King and David R. Bridgforth, all of my undivided interest in the land in DeSoto County, Mississippi, described as follows, to wit:

TRACT 1: Part of the Southeast Quarter of Section 8, Township 2 South, Range 6 West, DeSoto County, Mississippi, and being known as the Payne property: BEGINNING at the intersection of the East line of Section 8, Township 2 South, Range 6 West, and the center of College Road; thence South 82 degrees 47 minutes West 887.2 feet along the center of College Road to a point; thence North 88 degrees 51 minutes West 440.4 feet along the center of said Road to the Southwest corner of the Payne tract; thence North 2 degrees 24 minutes West 2670.93 feet along the West line of the Payne tract and an existing fence to a point in the half section line; thence North 87 degrees 20 minutes East 1322.7 feet along the half section line to a point in the East line of Section 8; thence South 2 degrees 25 minutes East 2629.86 feet along the section line to the point of beginning and containing eighty-one (81) acres, more or less. All bearings are magnetic.

TRACT 2: Part of the Northeast Quarter of Section 17, Township 2 South, Range 6 West, DeSoto County, Mississippi, and being the Mrs. Rena Payne tract: BEGINNING at the intersection of the centerline of College Road and the East line of Section 17, Township 2 South, Range 6 West; thence South 82 degrees 47 minutes West along the center of College Road 667.2 feet to the Northwest corner of Tract 1 of the Payne tract and being the point of beginning of Tract 2 of same; thence South 82 degrees 47 minutes West 220 feet along the center of said road to a point; thence North 88 degrees 51 minutes West along the center of said road to a point in the East line of the Steve Williams tract; thence South 2 degrees 23 minutes East 2031.35 feet along the Williams line and an existing fence to a point; thence South 1 degree 47 minutes East 580.6 feet along an existing fence to the Southwest corner of the Payne tract; thence North 84 degrees 51

minutes East 660.1 feet along the South line of the Payne tract to a point, said point being the South-west corner of Tract 1; thence North 2 degrees 15 minutes West 2571.46 feet along the West line of Tract 1 to the point of beginning and containing 39.0 acres more or less. All bearings are magnetic.

TRACT 3: Part of the Northeast Quarter of Section 17, Township 2 South, Range 6 West, DeSoto County, Mississippi, and being the Mrs. Rena Payne tract: BEGINNING at a point in the center of College Road and the East line of Section 17, Township 2 South, Range 6 West; thence West along the center of said Road to the North-west corner of a 5.0 acre lot and being the Northeast corner of the Payne tract and being the point of beginning of the following lot; thence South 82 degrees 47 minutes West 517.2 feet along the center of College Road to a point; thence South 2 degrees 15 minutes East 2571.46 feet to a point in the South line of the Payne tract; thence North 87 degrees 46 minutes East 649.66 feet along the South line of the Payne tract to the Southeast corner of said tract; thence North 2 degrees 58 minutes West 254.87 feet along an existing fence to a point; thence North 6 degrees 00 minutes East 691.69 feet to a point; thence North 9 degrees 03 minutes West 1401.58 feet along an existing fence to a point; thence North 27 degrees 04 minutes West 164.73 feet along an existing fence to a point; thence North 0 degrees 26 minutes West 135.88 feet along an existing fence to the point of beginning and containing 39.0 acres more or less. All bearings are magnetic.

It is understood and agreed by the Grantees herein named that this conveyance and warranty is by the boundary and not by the acres, notwithstanding the acreage listed in the above description.

Possession will be given upon delivery of this deed, with taxes for the year 1979 to be prorated between the parties as of the date of closing.

WITNESS MY SIGNATURE this the 11th day of October, 1979.

Marshall M. Payne
Marshall M. Payne

STATE OF TEXAS
COUNTY OF BEXAR

This day personally appeared before me, the undersigned authority in and for said County and State, the within named Marshall M. Payne, who acknowledged that he signed and delivered the above and foregoing WARRANTY DEED on the day and year therein mentioned as his free and voluntary act and deed and for the purposes therein expressed. GIVEN UNDER MY HAND and Official Seal of Office, this the 11th day of October, 1979.

My Commission expires:

Marilyn Newberton
NOTARY PUBLIC

Marilyn Newberton
Notary Public, Bexar County, Texas

5-26-81

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STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 2 o'clock 05 minutes P.M. 9 day of Nov 1979, and that the same has been recorded in Book 144 Page 557 records of WARRANTY DEEDS of said County.

Witness my hand and seal this the 14 day of Nov, 1979.
Fees \$3.50pd.

SEAL W. H. Ferguson CLERK